

CITY-COUNTY GENERAL ORDINANCE NO. 4, 1974

METROPOLITAN DEVELOPMENT COMMISSION  
DOCKET NO. 73-AO-5

AMENDMENT TO UNIVERSITY QUARTER

ZONING ORDINANCE

OF

MARION COUNTY, INDIANA

(ORDINANCE 66-AO-6)

METROPOLITAN DEVELOPMENT COMMISSION

1973

Legal Draft -- 12/19/73

As amended by City-County Council 1/21/74

CITY-COUNTY GENERAL ORDINANCE NO. 4, 1973

METROPOLITAN DEVELOPMENT COMMISSION  
DOCKET NO. 73-AO-5, amended

AN ORDINANCE to amend Marion County Council Ordinance No. 8-1957, as amended, the Zoning Ordinance for Marion County, Indiana, and fixing a time when the same shall take effect.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY-COUNTY COUNCIL  
OF THE CITY OF INDIANAPOLIS AND OF MARION COUNTY, INDIANA

Section 1. That Marion County Council Ordinance No. 8-1957 adopted by the Marion County Council on March 28, 1957, and the University Quarter Zoning Ordinance of Marion County, Indiana (Ordinance 66-AO-6), adopted as an amendment thereto, as amended, pursuant to Chapter 283 of the Indiana Acts of 1955, as amended, and Chapter 173 of the Indiana Acts of 1969, be amended as follows:

That Chapter 1 of said University Quarter Zoning Ordinance of Marion County, Indiana (Ordinance 66-AO-6) be amended to read as follows:

CHAPTER 1

SECTION 1.00 ESTABLISHMENT OF UNIVERSITY QUARTER ZONING DISTRICTS -- PERMITTED  
USES, DEVELOPMENT STANDARDS

- A. The following primary UNIVERSITY QUARTER ZONING DISTRICTS for Marion County, Indiana, are hereby established, and land within said County is hereby classified, divided and zoned into said districts as designated on the UNIVERSITY QUARTER DISTRICTS ZONING MAPS, which MAPS are attached hereto, incorporated herein by reference and made a part of this ordinance. No use shall be permitted in said DISTRICTS other than the following permitted uses.

1. UNIVERSITY QUARTER DISTRICT  
ONE -- UQ-1

PERMITTED UQ-1 USES

1. UNIVERSITY USES

Provided, however, prior to the issuance of an Improvement Location Permit for any use, structure, building or development within the UQ-1 DISTRICT, the Metropolitan Development Commission's approval shall be required.

The petition for such UQ-1 approval shall include a site and development plan. The Metropolitan Development Commission may consider and act upon such petition, approve the same in whole or in part, and impose additional development standards, requirements or conditions thereon at any public meeting of the Commission. Public notice thereof shall not be required; however, the owner/petitioner shall have the right to appear and be heard. The proposed use, building or structure and site and development plan shall:

- (1) be so designed as to create a superior land development plan, in conformity with the Comprehensive or Master Plan of Marion County, Indiana, including the applicable University Quarter Plan;
- (2) create and maintain a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the University Quarter District and with adjacent uses;
- (3) provide sufficient and adequate access, parking and loading areas;
- (4) provide traffic control and street plan integration with existing and planned public streets and interior access roads;
- (5) provide adequately for sanitation, drainage and public utilities;  
and
- (6) allocate adequate sites for all uses proposed -- the design, character, grade, location and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive or Master Plan of Marion County, Indiana, including the applicable University Quarter Plan.

2. UNIVERSITY QUARTER DISTRICT TWO  
(BUTLER UNIVERSITY) -- UQ-2(B)

PERMITTED UQ-2(B) USES

1. ANY USE PERMITTED IN THE D-5 DWELLING DISTRICT, subject to all standards, requirements and regulations of section 2.06 (D-5 DWELLING DISTRICT FIVE REGULATIONS) of Ordinance No. 66-AO-2 DWELLING DISTRICTS ZONING ORDINANCE OF Marion County, Indiana, as amended.
  2. UNIVERSITY-RELATED GROUP DWELLING USE (dormitory or fraternal organization) providing residence solely for university students or faculty. Provided however, such UNIVERSITY-RELATED GROUP DWELLING USE shall be subject to the Metropolitan Development Commission's approval, as hereinafter provided in subsection a., and subject to the development standards of subsection b. hereof.
- a. The petition for UQ-2 (B) UNIVERSITY-RELATED GROUP DWELLING USE approval shall include a site and development plan. The Metropolitan Development Commission may consider and act upon such petition, approve the same in whole or in part, and impose additional development standards, requirements or conditions thereon at any public hearing of the Commission. Public notice thereof and notice by the petitioner to adjoining land owners in accordance with the Commission's rules of procedure shall be required. The proposed use, building or structure, and site and development plan shall:
- (1) be so designed as to create a superior land development plan, in conformity with the Comprehensive or Master Plan of Marion County, Indiana, including the applicable University Quarter Plan;
  - (2) create and maintain a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the University Quarter District and with adjacent uses;
  - (3) indicate sufficient and adequate access, parking and loading areas--except, however, such primary GROUP DWELLING parking area shall not be located within the subject site, but shall be provided within 500 feet thereof in the adjacent UQ-1 DISTRICT:

- (4) provide adequately for sanitation, drainage and public utilities; and
  - (5) allocate adequate sites for all uses proposed -- the design, character, grade, location and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive or Master Plan of Marion County, Indiana, including the applicable University Quarter Plan.
- b. UQ-2(B) UNIVERSITY-RELATED GROUP DWELLING USES shall be subject to the following development standards:
- (1) SETBACK LINES AND MINIMUM YARDS
    - (a) SETBACK LINE AND MINIMUM FRONT YARD: Yards, having a minimum depth in accordance with the setback requirements of section 2.17, A of the DWELLING DISTRICTS ZONING ORDINANCE shall be provided along all street right-of-way lines.
    - (b) MINIMUM SIDE AND REAR YARDS: 15 feet or one (1) foot for each foot of building height, which ever is greater.
  - (2) MAXIMUM BUILDING AREA
    - Building area (as defined in section 2.19 of the DWELLING DISTRICTS ZONING ORDINANCE) shall not exceed 40% of the lot area.
  - (3) MAXIMUM HEIGHT
    - 35 feet

Section 2. That an emergency exists for the passage of this ordinance and the same shall be in full force and effect from and after its passage.

CITY-COUNTY COUNCIL OF INDIANAPOLIS  
AND OF MARION COUNTY, INDIANA

Date: January 21, 1974

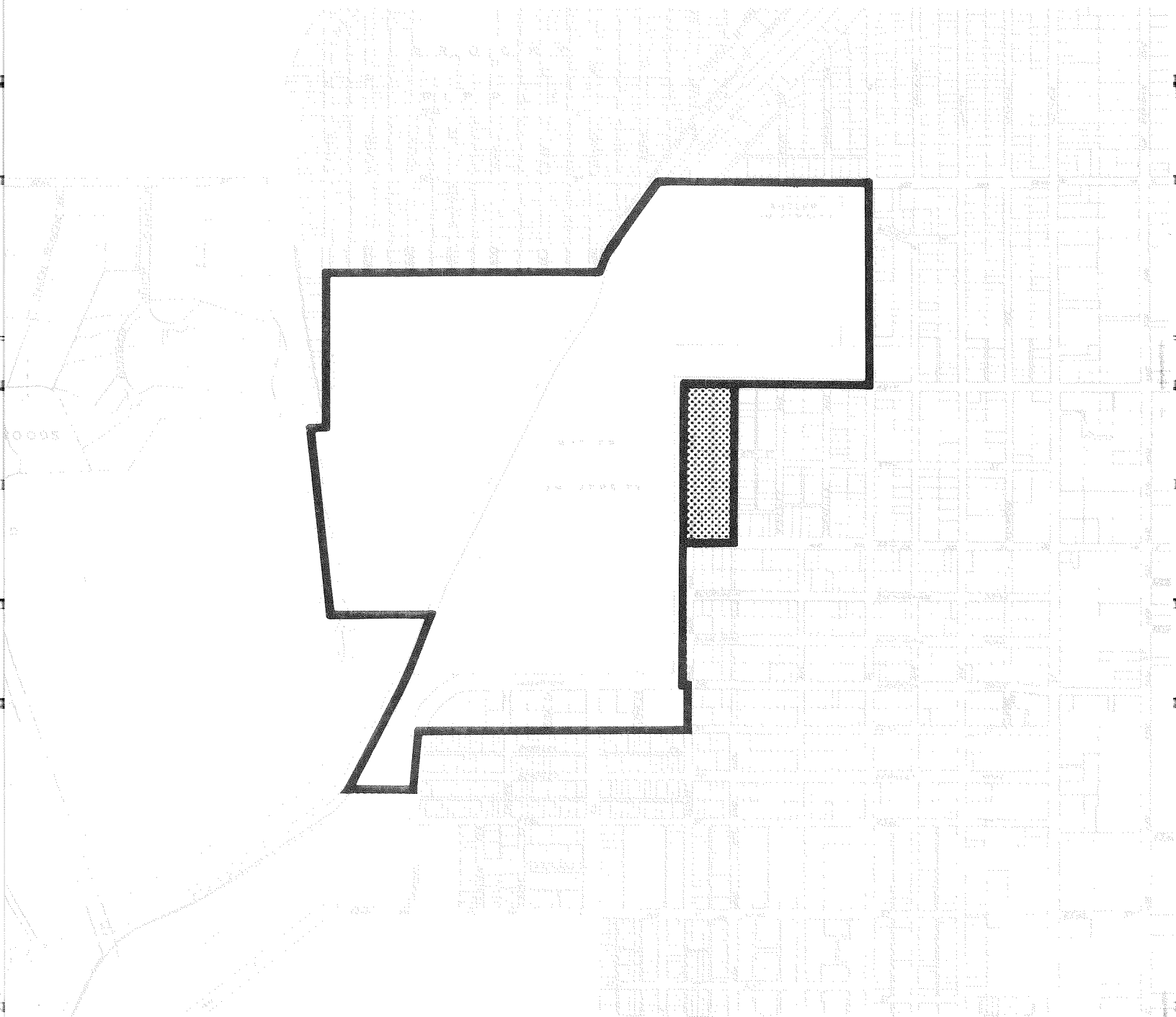
Thomas C. Hasbrook  
President (or Presiding Officer)

Attest: Jean A. Wyttenbach  
(Clerk)

Legal Draft -- 12/19/73

# UNIVERSITY QUARTER DISTRICT ZONING MAP

A PART OF  
THE UNIVERSITY QUARTER DISTRICT ZONING ORDINANCE 66-AO-6  
OF MARION COUNTY, INDIANA, AS AMENDED BY ORDINANCE 73-AO-5



UNIVERSITY QUARTER DISTRICT ONE, UQ-1



UNIVERSITY QUARTER DISTRICT TWO (BUTLER UNIVERSITY), UQ-2(B)